TAILOR MADE

SALES & LETTINGS



# Torbay Road

Allesley Park, Coventry, CV5 9JW

## Asking Price £270,000

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Tailor Made are delighted to offers this excellent family home in the heart of popular Allesley Park. Located a stones throw from the parade of shops, local amenities, park entrance and the choice of four well respected primary schools and a local nursery.

There is the huge bonus of a driveway, providing off road parking for two vehicles, rear vehicular access and one of the more favourable garden sizes and plots on the Allesley Park Estate.

The ground floor provides a convenient entrance porch, leading to the hallway, doors off to two spacious reception rooms and the kitchen, stairs to the first floor landing area. There is a cosy front lounge with stylish media wall, beautiful fitted shutter blinds and modern decor. The rear reception room, offers flexible accommodation, either as a dining area, home office or scope to knock through to the kitchen to create a more open plan kitchen / dining arrangement.

The kitchen has a selection of modern wall and base units, stylish modern splash back tiling, four ring electric hob, electric oven, extractor hood, inset sink drainer, integrated fridge freezer and double glazed window and doors to the utility.

The rear lean-to offers a very convenient utility space with plumbing for washing machine / tumble dryer, access to the rear garden.

The first floor landing provides access to the spacious, modern family bathroom and all three good sized bedrooms. There is also access to the loft space with many home owners in the local area opting to extend upwards to create another bedroom with en-suite.

Bedrooms one and two are good sized double bedrooms with large double glazed windows, central heating radiators and fitted storage.

The family bathroom has been completely renovated to comprise, what would have been formerly two separate rooms, now one large suite, comprising a shaped bath, shower over, glass screen, stylish metro tiling, wash hand basin, WC and vanity unit. There are two double glazed windows to the rear and heated towel rail.

Full Room Summary

### Entrance Hallway
Doors to the lounge, dining room and kitchen. Stairs to the first floor and central heating radiator.

### Lounge
Stylish media wall with built in storage, radiator, double glazed window to the front elevation with high end shutter blinds

### Dining Room

### Kitchen
A modern range of wall and base units, including drawers, solid wood counter tops, inset sink, modern splash back tiling, four ring electric hob, electric oven, extractor hood, integrated fridge freezer and double glazed window and door to the utility room.

### Utility Room
A handy lean-to off the kitchen, comprising valuable storage space, plumbing for a washing machine and tumble dryer.

### First Floor Landing
Doors to all three bedrooms and the family bathroom.

### Bedroom One

### Bedroom Two

### Bedroom Three

### Bathroom
A completely renovated family bathroom to comprise, what would have been formerly two separate rooms, now one large suite, comprising a shaped bath, shower over, glass screen, stylish metro tiling, wash hand basin, WC and vanity unit. There are two double glazed windows to the rear and heated towel rail.

### Garden
A superb size, fence enclosed rear garden, suitable for growing families and also large enough, should a buyer decide to add a rear extension. There is a paved patio area off the dining room and utility, step up to a large lawned area with mature shrub borders, flower bed areas, glass greenhouse and additional hard standing beyond with vegetable plot, bin storage and gated access to the rear service road.

### How to Make an Offer
We will require the following information before we can advise our clients to accept or reject your offer:

• Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
• Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price

and an up to date mortgage statement outlining your redemption figure
• Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
• Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
• Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

## Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note some of our photographs may include the use of AI furnishings to demonstrate how a room could be presented.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

## Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.





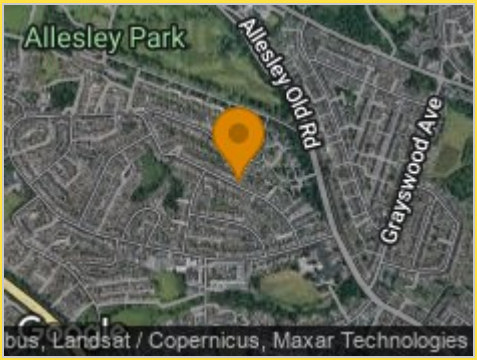





## Road Map



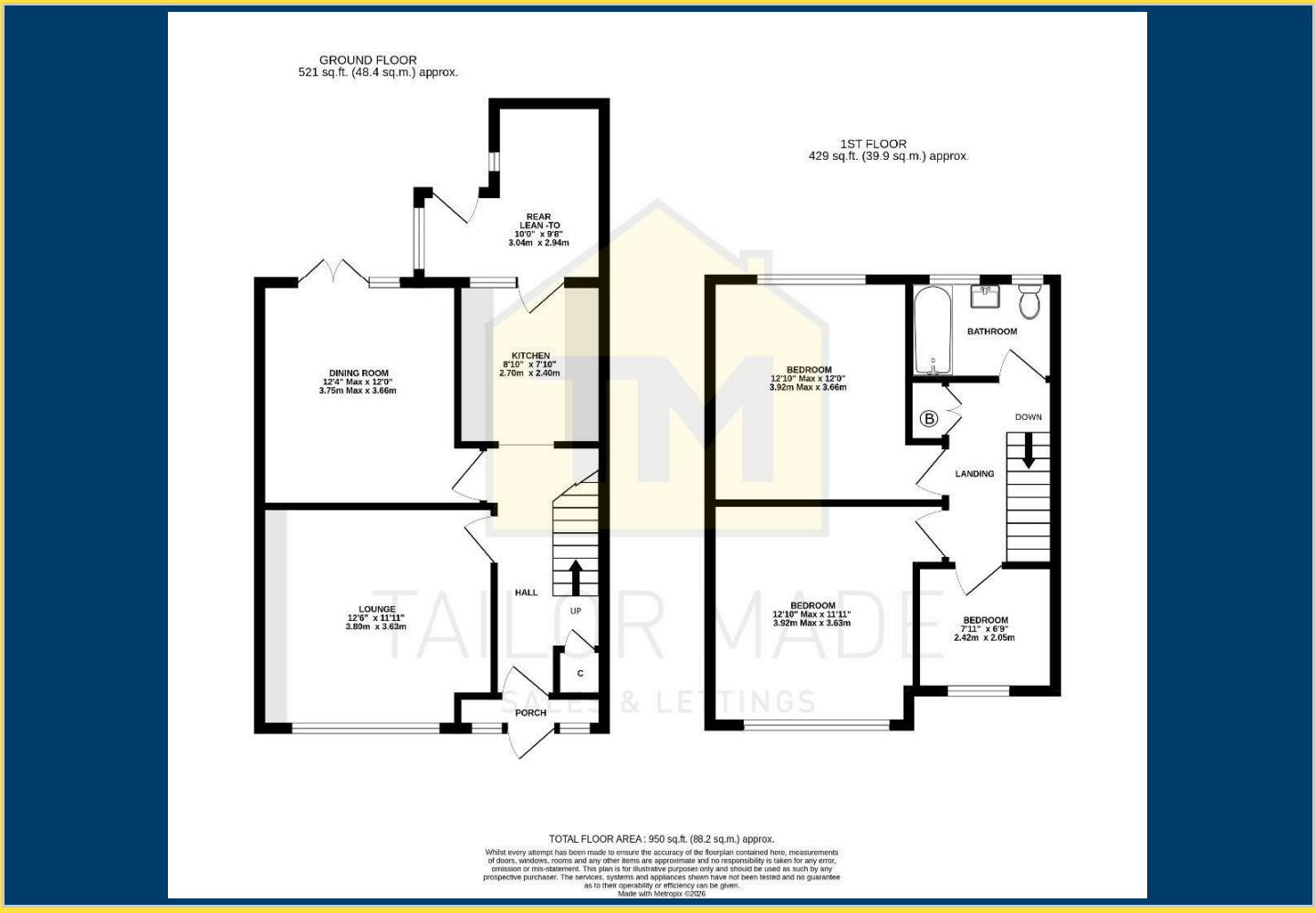

## Hybrid Map




## Terrain Map



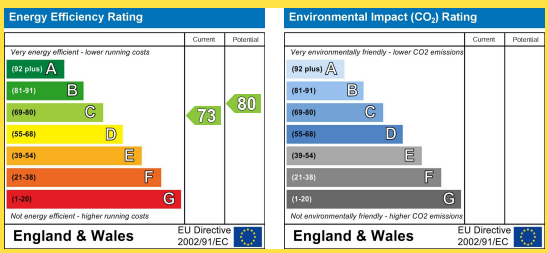

## Floor Plan




## Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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